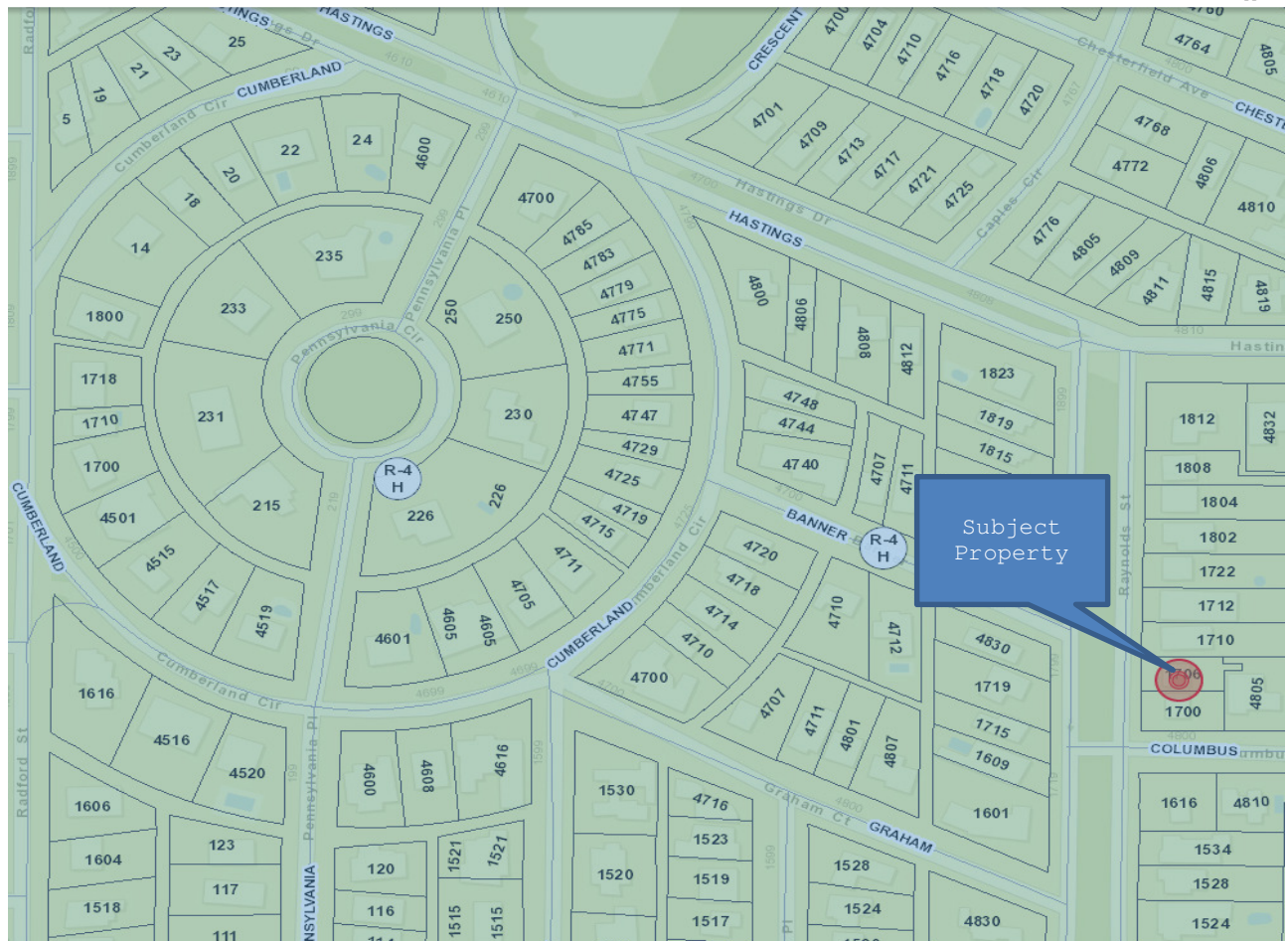




PHAP14-00020

Date: August 18, 2014
Application Type: Certificate of Appropriateness
Property Owner: Consuelo Diaz
Representative: Consuelo Diaz
Legal Description: Being 124 Government Hill W. 107.67 ft. of (30 & 31) & S. 10 ft. of N. 20 ft. of W. 23.50 ft. of E. 83.33 ft. of 30 (5618.50 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 1706 Raynolds Street
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1938
Historic Status: Contributing
Request: Certificate of Appropriateness for the demolition of the existing rockwall garage and construction of a new stucco garage with shingle roof
Application Filed: 8/4/2014
45 Day Expiration: 9/18/2014

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the demolition of the existing rockwall garage and construction of a new stucco garage with shingle roof.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Retain the original materials and features of historic garages and outbuildings including windows, doors, siding, trim, and latticework. If replacement of an element is necessary, match the original in design, and, if possible, materials.*
- *Design new garages and outbuildings to be compatible with the main structure on the lot in material and design, using existing historic outbuildings in the districts as an example.*
- *Limit the size and scale of garages and accessory structures so that the integrity of the original structure, or the size of the existing lot, is not compromised or significantly diminished.*
- *New garages and accessory buildings should be located in rear yards.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

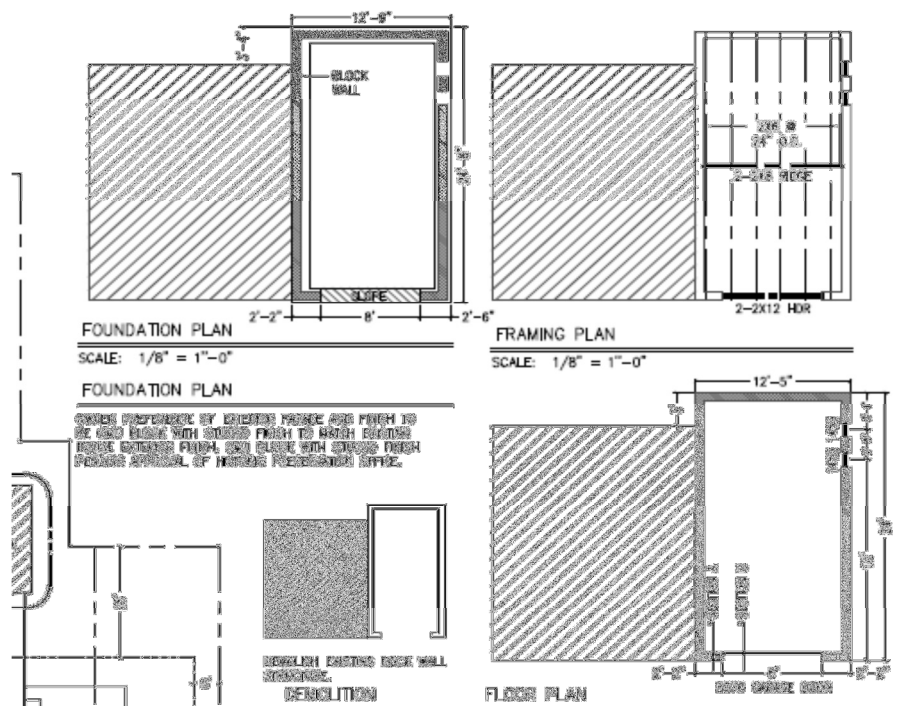
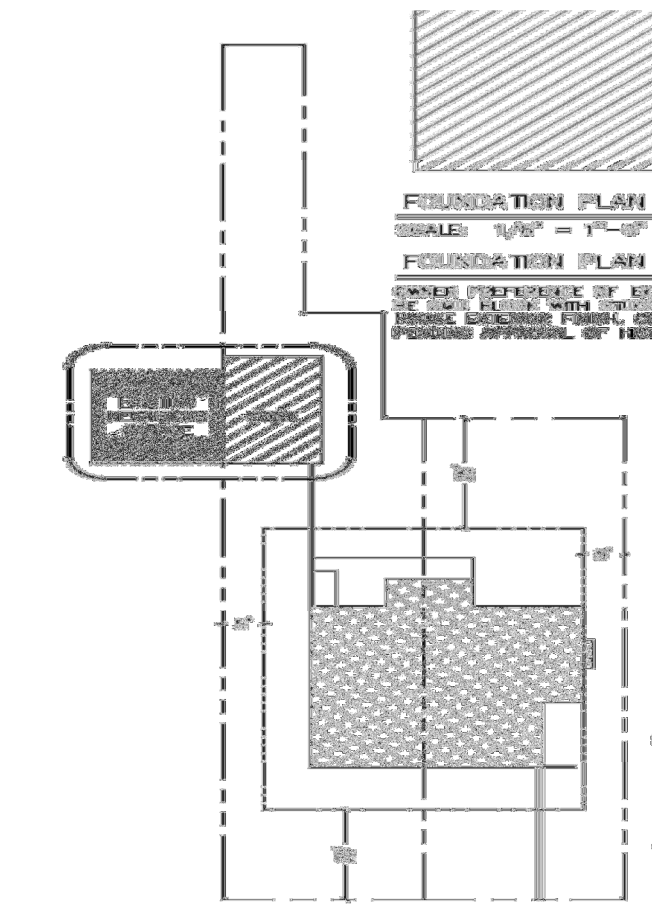
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

The modification is that the roof of the new garage be a flat roof with a parapet rather than a shingle with a wood finish.

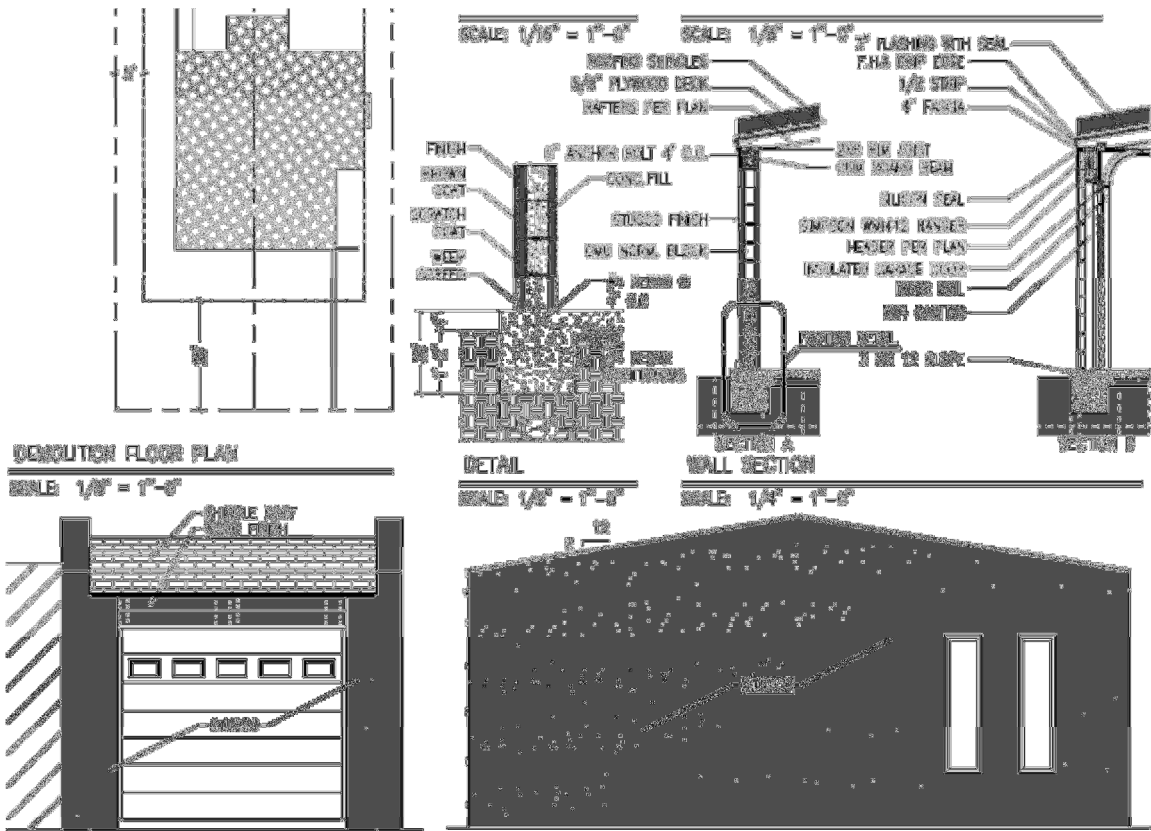
AERIAL MAP



PLANS



ELEVATIONS AND SECTIONS



WEST ELEVATION		SOUTH ELEVATION	
		LEGAL DESCRIPTION	TITLE
DATE OF SALE	DATE OF SALE	THE CONSERVATION HILL 98 167.07 FT OF EAST 1/4 SEC 36 T4N R10W S1E E 1/4 SEC 36 T4N R10W S1E OF SE (GRANITE BLF.) CITY OF EL PASO, EL PASO COUNTY, TEXAS	DIAZ RESIDENCE